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STATE OF NORTH CAROLINA
COUNTY OF HAYWOOD

HAYWOOD COUNTY, C.S.C.

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION

18 Cvd 1075

NOTICE OF TAX FORECLOSURE SALE

Upon and by virtue of a Judgment of the District Court of Haywood County, North Carolina, made and entered on the 18th day of June, 2020, in the action entitled "County of Haywood, A Body Politic and Corporate vs. Estate of David Samuel Reece (Deceased Owner), *et al.*," the Commissioner, Mark A. Pinkston, will sell the below described property at public auction as follows:

1. The Commissioner will at 10:00 a.m. on the 30th day of July, 2020, offer for sale and sell for cash, to the last and highest bidder at public auction, at the Haywood County Justice Center door in the City of Waynesville, North Carolina.
2. The real property to be sold is described as follows:

The real estate is shown on the Haywood County Tax Records as Parcel Identification Number ("PIN") 8634-41-2452, and is that certain parcel, tract or lot of real estate situated in Pigeon Township, Haywood County, North Carolina described in Deed Book 406, at Page 452, Haywood County, North Carolina Registry and is more particularly described as follows:

BEGINNING on a stake on top of Ivy Hill in forks of road and runs Northeast with a road to a stake near a pair of bars; thence North 75 feet to a stake on the North side of a branch, H.R. Mauney's corner; thence up said branch bank to a stake at the forks of branch; thence up the North side of said left-hand branch so as to include the spring to a stake; thence West to a stake in Inman Branch Road; thence with said road to the BEGINNING, containing six acres, more or less.

BEING the identical property in a deed dated September 21, 2004 from Betty Shipman Trantham to David Reece and John Wayne Fox, recorded in Book 609, Page 817, Haywood County Registry.

THE PURPOSE OF THIS DEED IS TO CONVEY THE GRANTOR'S ½ INTEREST.

TOGETHER WITH AND SUBJECT TO any and all easements, covenants, conditions, rights of way, and restrictions of record.

The real property to be sold is generally described* as 428 Inman Branch Road and 414 Mauney Lane, Waynesville, NC 28786.

*The general description of the property is provided for convenience but is not guaranteed.

3. The property will be sold by the Commissioner to the highest bidder for CASH. The highest bidder will be required to deposit **IN CASH** with the Commissioner, at the date and time of the sale, twenty percent (20%) of the amount of the bid.
4. All bidders bid for the property **AS IS** on the date of sale. Absolutely no warranties are made as to the condition, value or title of the property. While the Commissioner believes the title to be good, all bidders are advised that they should obtain independent counsel. The Tax Collector has reserved the right to withdraw the sale up to and until the Deed is delivered by the Commissioner.
5. The sale will be made subject to all outstanding city and county taxes and all local improvement assessments against the above-described property not included in the Judgment in the above entitled case.
6. The sale will be held open for ten (10) days for upset bids as required by law.

THIS the 18th day of June, 2020.



MARK A. PINKSTON
Commissioner
Van Winkle, Buck, Wall, Starnes &
Davis, P.A.
PO Box 7376
Asheville, NC 28802-7376
(828)258-2991
(828)257-2767 Facsimile

Dates: July 22, 2020 and July 29, 2020
4830-1909-6235, v. 1